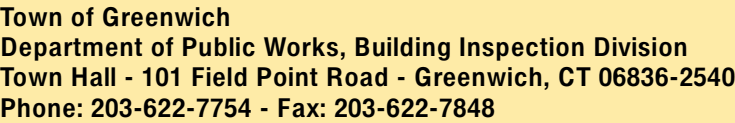


ITEM NO. 3



Appeal to the Planning and Zoning Board of Appeals

- DESCRIBE BRIEFLY:**

- [illegible]

Contact Person's Telephone No. () _____

Application fee paid	Receipt no.	CT Land Use fee paid	Receipt no.
----------------------	-------------	----------------------	-------------

PHYSICAL CHARACTERISTICS

Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 3746
Attic: None
Basement: 1/2

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER
Wood Siding 1.0, 2.0

INTERIOR FINISH

ACCOMMODATIONS
Finished Rooms 9
Bedrooms 5
Formal Dining Rooms 1
Rec Type: 2
Room Area: 420
Fireplaces: 2

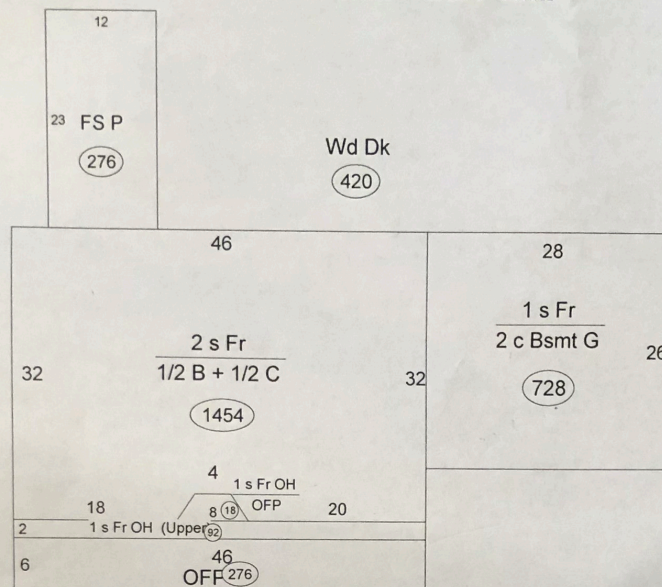
HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 2182 1564 0

PLUMBING

4 Fixt. Baths 1 4
3 Fixt. Baths 2 6
2 Fixt. Baths 1 2
Kit Sink 1 1
TOTAL 13

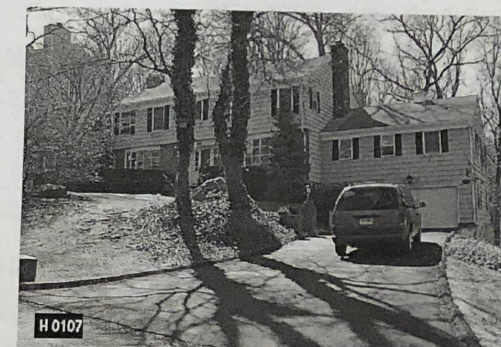
REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA



06-3723/S

Property Class: 101
DEEPWOODS LANE 0033



(LCM: 105.00)

SPECIAL FEATURES

Description	Value
D :BASIC	6400
MAS-STK	7860
MAS-STK	7860

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :BASIC	6400	D	DWELL	0.00		VGD	1966	1966	EX	0.00	Y	0.00	5201	1266210	17	0	100	100	1051000

Data Collector/Date

GS 07/11/2019

Appraiser/Date

TOG 10/01/2015

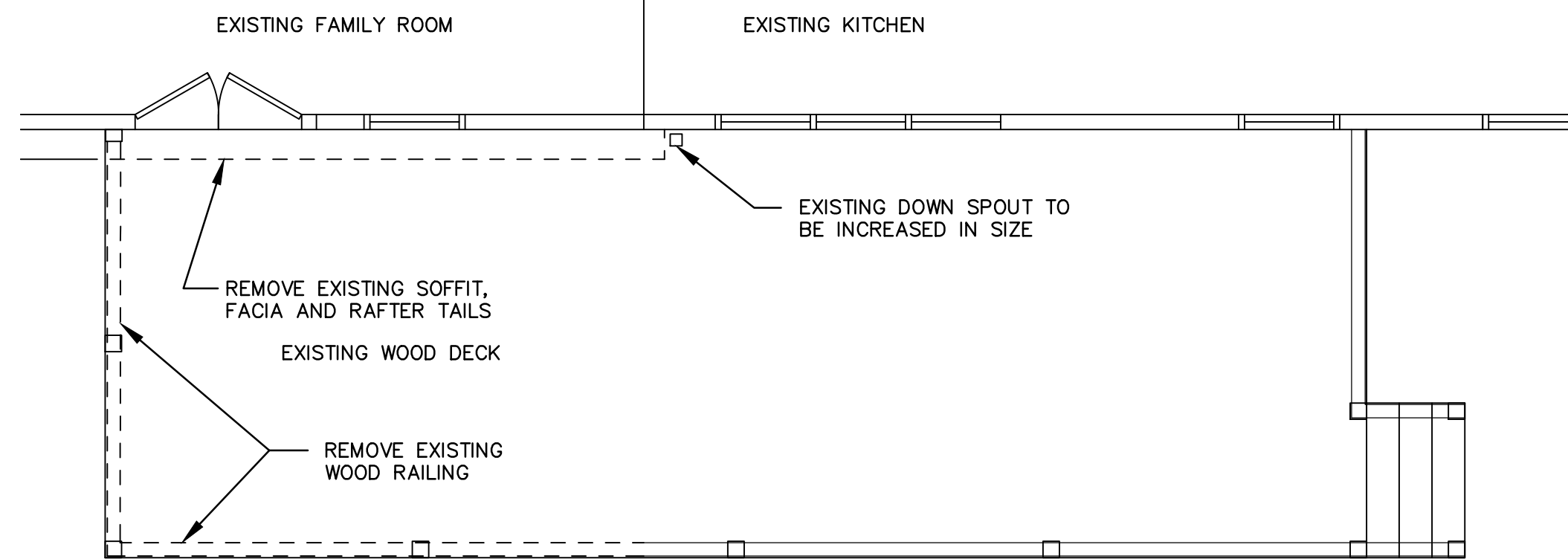
Neighborhood

Neigh 112060 AV

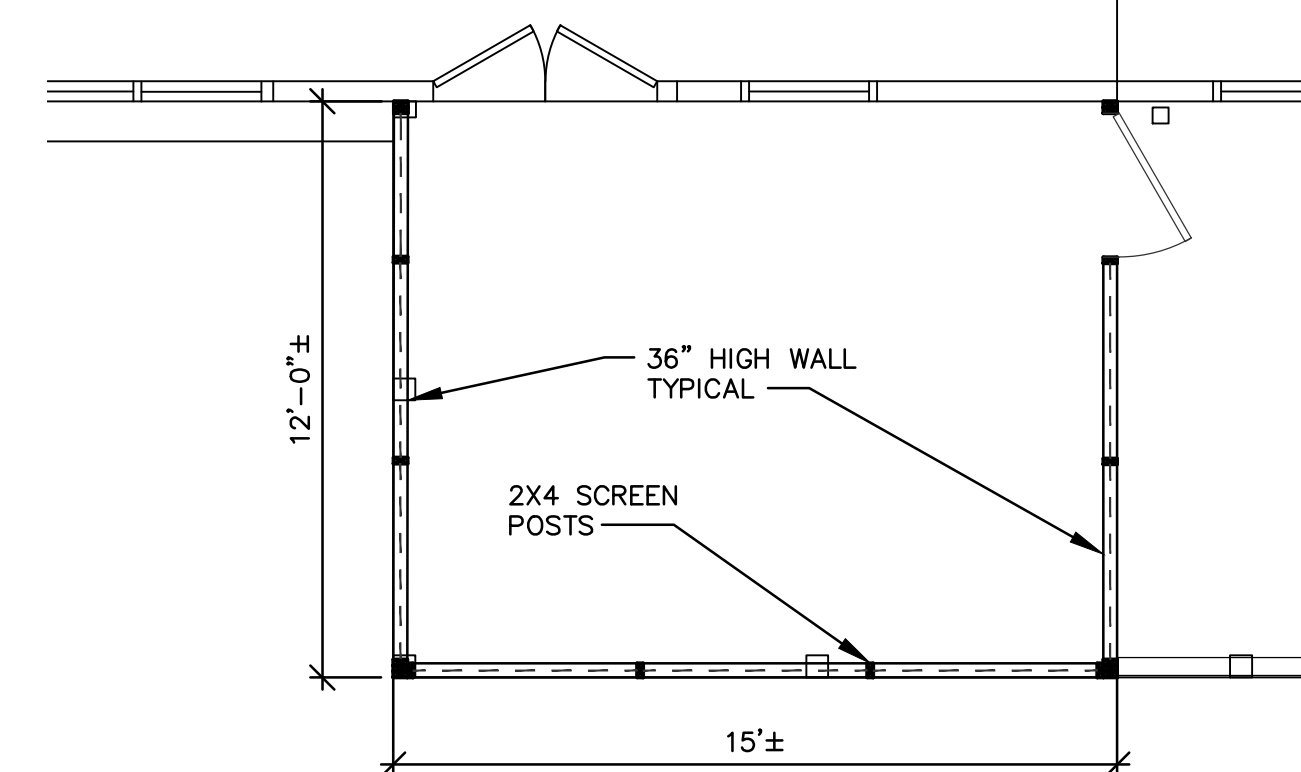
Supplemental Cards

TOTAL IMPROVEMENT VALUE

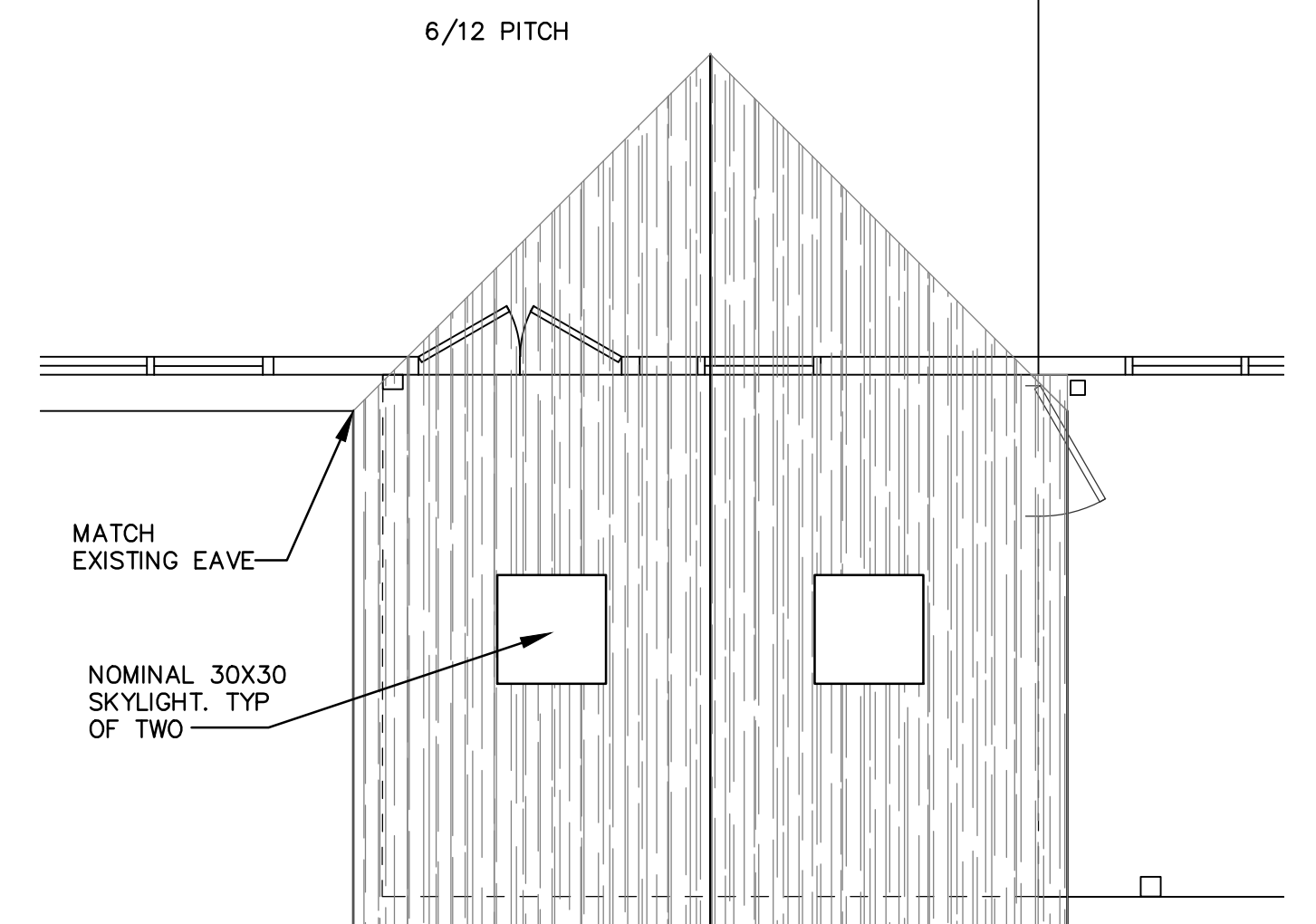
1051000



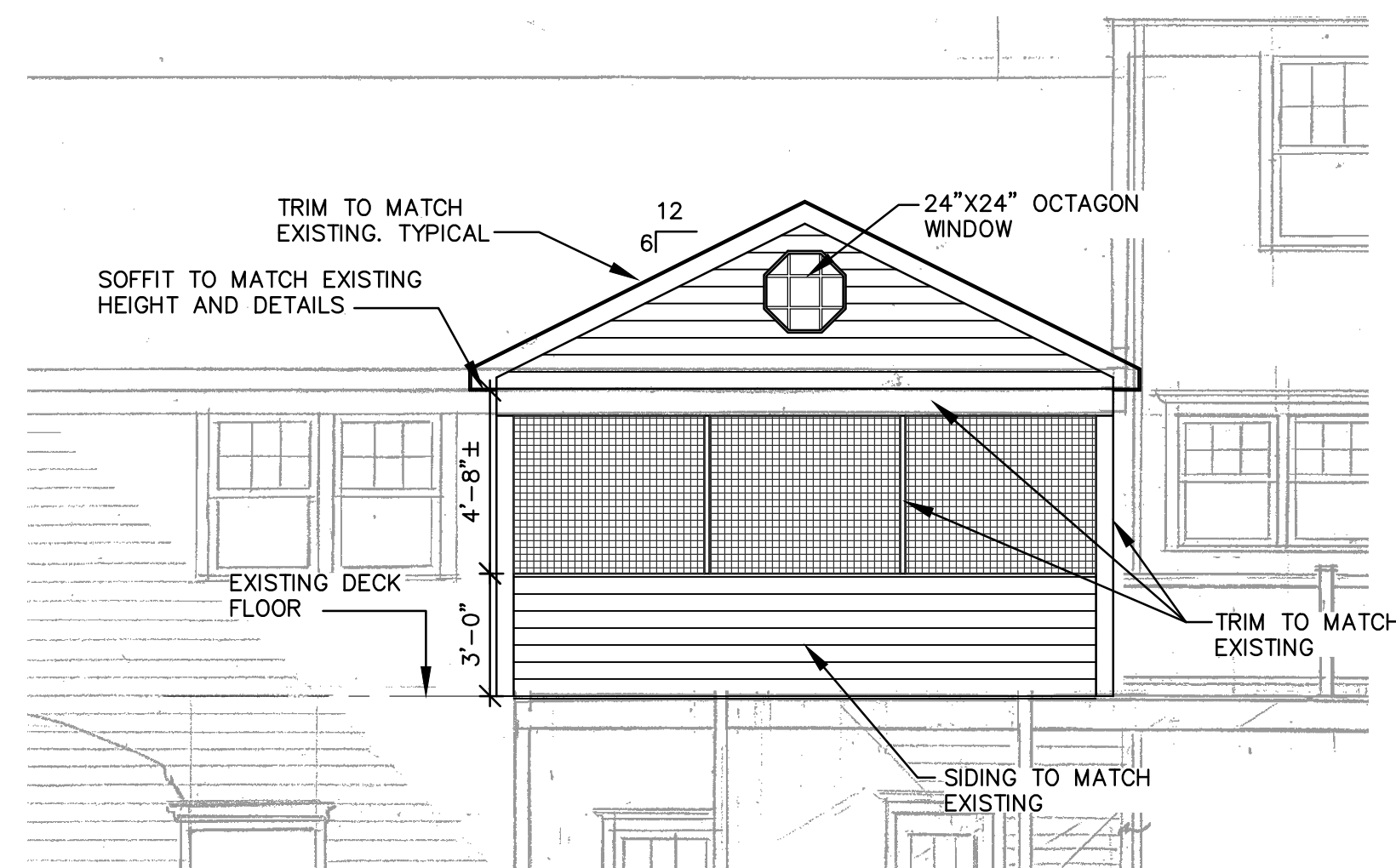
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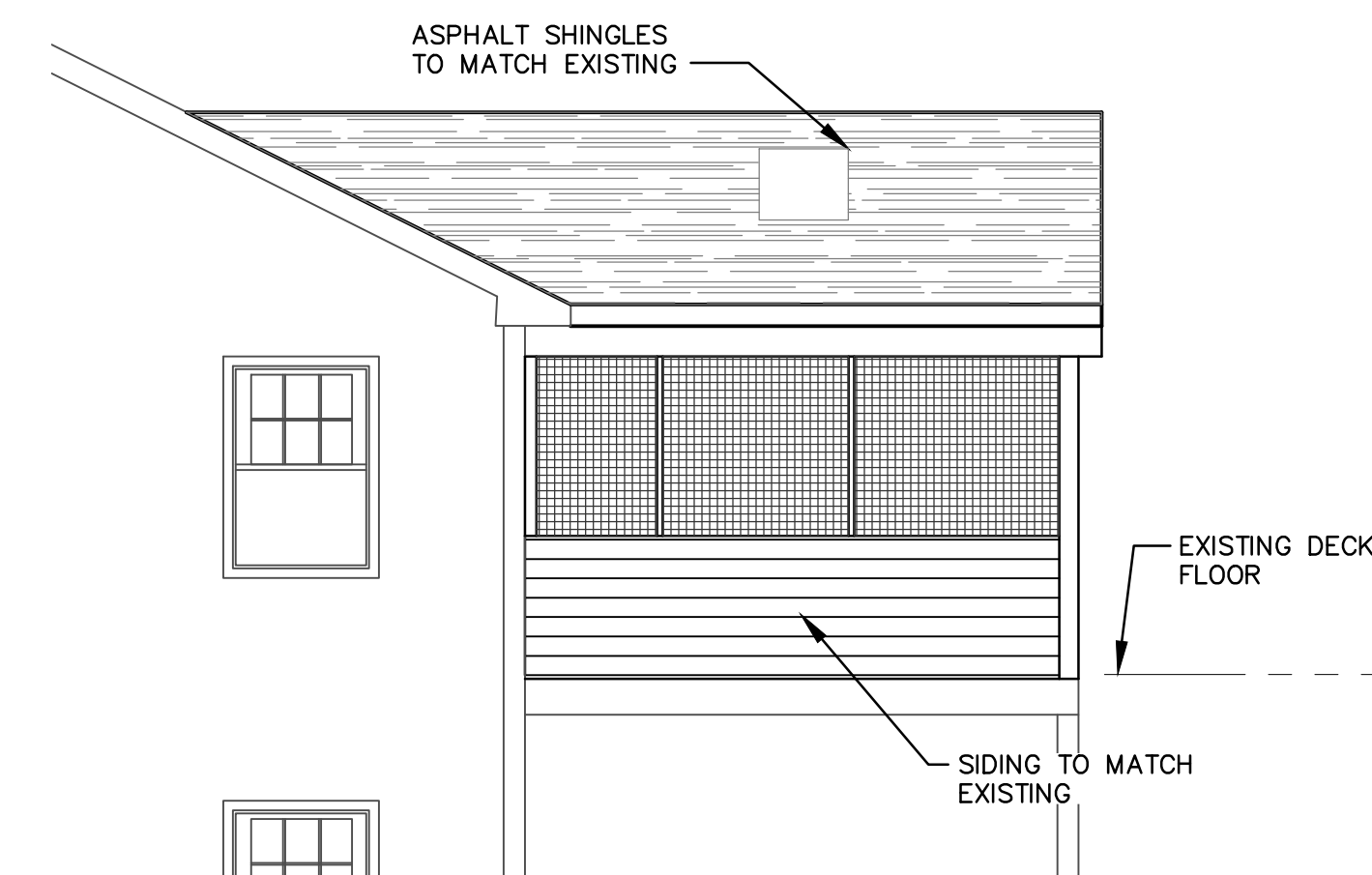
Scale: 1/4"=1'-0"



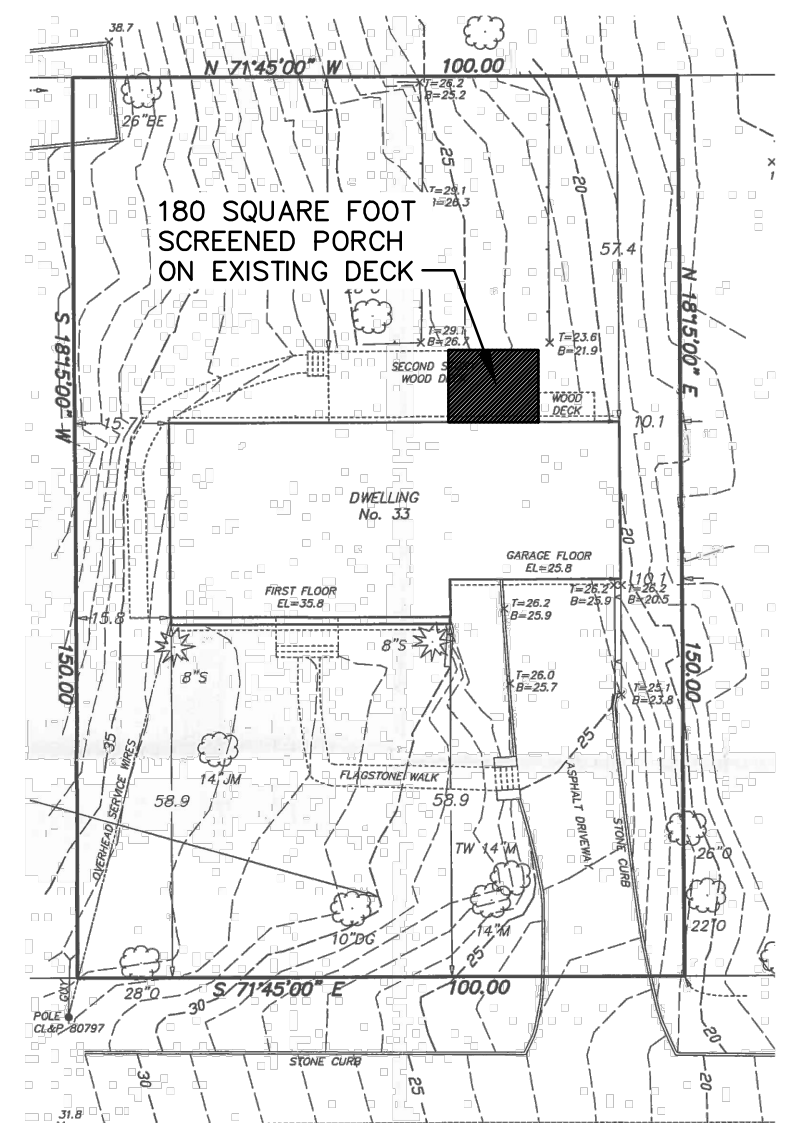
Scale: 1/4"=1'-0"



Scale: 1/4"=1'-0"

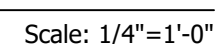


Scale: 1/4"=1'-0"



Scale: $1/32" = 1'-0"$

SITE PLAN IS BASED ON A SURVEY PREPARED BY
ROCCO V. D'ANDREA, INC. DATED MARCH 28, 2005.

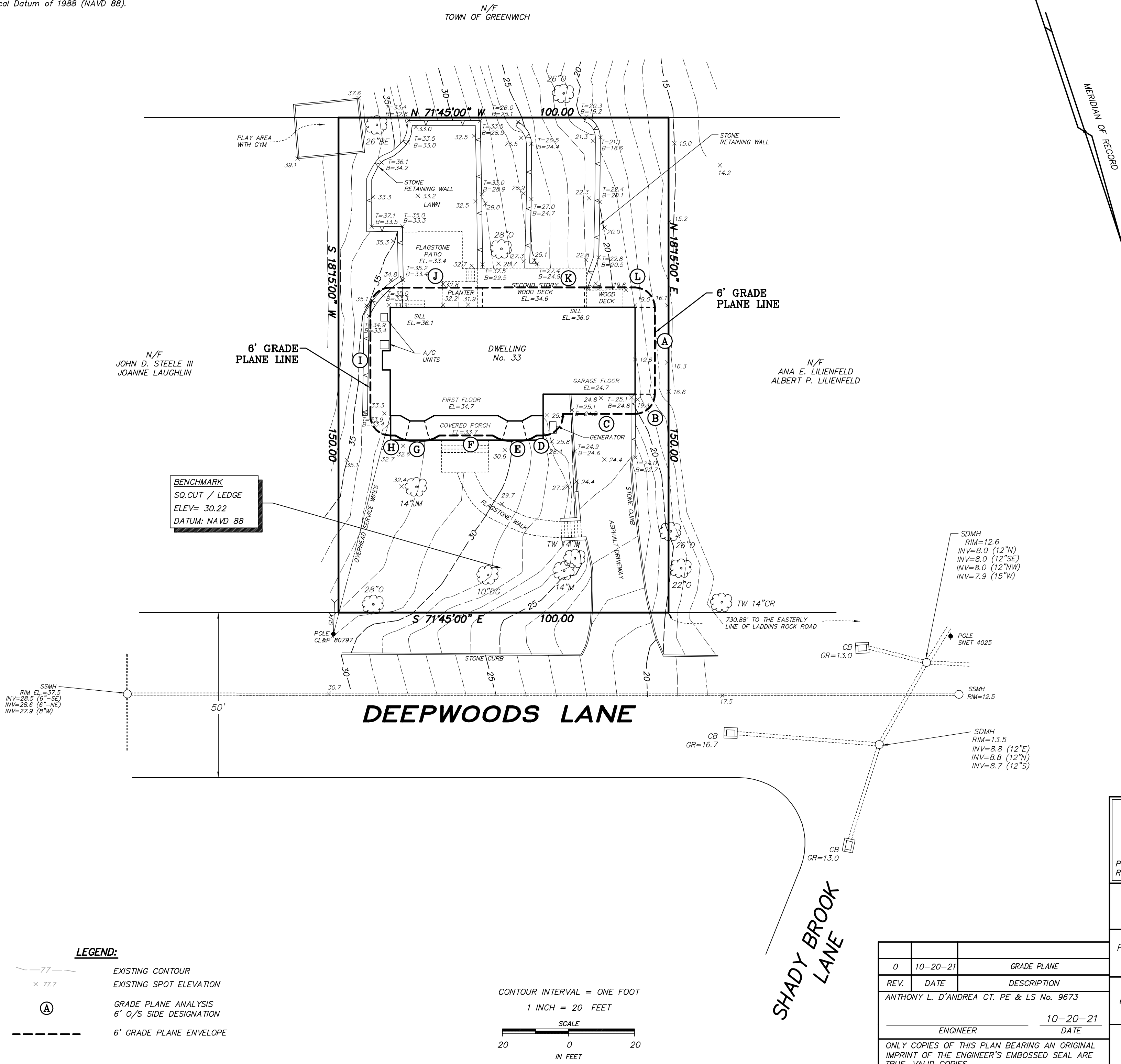
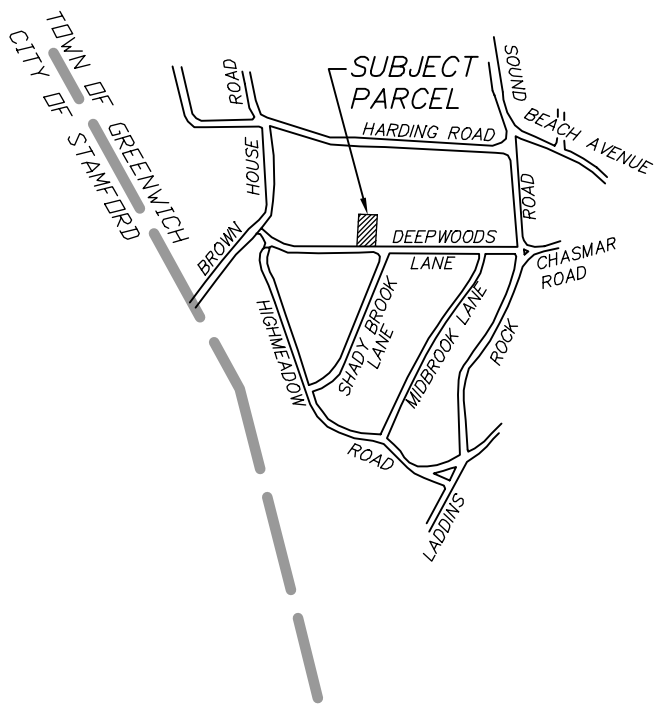


- NOTES: Scale: 1/4"=1'-0"
1. INSTALL SIMPSON L50 CONNECTORS AT RAFTER TO RIDGE BEAM CONNECTION
 2. INSTALL SIMPSON H2.5A HURRICANE TIES AT EACH RAFTER TO WALL CONNECTION.
 3. FASTEN 2X10 PLATE TO EXISTING ROOF RAFTERS WITH 5" LEDGERLOK SCREWS

[illegible]

NOTES:

1. Refer to a map prepared by this office.
2. Contours and elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88).



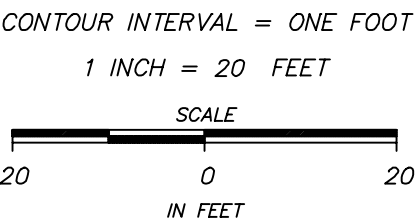
GRADE PLANE ANALYSIS			
6 Ft Envelope O/S Line			
Segment	Length (ft) (L)	Average Grade (ft) (Z)	Length x Grade (L) x (Z)
A	26.3	17.2	452.4
B	9.3	19.0	176.7
C	31.9	24.7	787.9
D	5.2	33.7	175.2
E	7.4	31.0	229.4
F	22.8	33.7	768.4
G	7.4	32.0	236.8
H	4.7	33.7	158.4
I	55.6	33.2	1845.9
J	24.2	32.3	781.7
K	30.9	25.0	772.5
L	24.8	18.5	458.8
Total	250.5		6844.1
Average Grade: $\frac{\sum (L \times Z)}{\sum L}$			27.3
First Floor Elevation: $\frac{\sum Z}{\sum L} \times L$			34.7
Differential: $\frac{\sum Z}{\sum L} - \text{FF Elev}$			7.4

ROCCO V. D'ANDREA, INC.
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	SINGLE-FAMILY RESIDENCE
PREPARED FOR	JOHN M. STINEBAUGH BLAKELY R. STINEBAUGH
LOCATION	33 DEEPWOODS LANE GREENWICH, CONNECTICUT
1 OF 1	EXISTING CONDITIONS GRADE PLANE PLAN

0	10-20-21	GRADE PLANE
REV.	DATE	DESCRIPTION
ANTHONY L. D'ANDREA CT. PE & LS No. 9673		
ENGINEER		10-20-21 DATE
ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.		

- LEGEND:**
- 77 — EXISTING CONTOUR
 - × 77.7 EXISTING SPOT ELEVATION
 - Ⓐ GRADE PLANE ANALYSIS
6' O/S SIDE DESIGNATION
 - 6' GRADE PLANE ENVELOPE



TREE LEGEND:

BE BEECH
CR CHERRY
DG DOGWOOD
JM JAPANESE MAPLE
M MAPLE
O OAK
S SPRUCE

TW. TWN

LEGEND:

---29--- EXISTING CONTOUR
x 24.2 EXISTING SPOT ELEVATION
DECIDUOUS TREE
CONIFEROUS TREE
UTILITY POLE
SSMH SANITARY SEWER MANHOLE

N/F
JOHN D. STEELE III
JOANNE LAUGHLIN

N/F
ANA E. LILIENFELD
ALBERT P. LILIENFELD

BENCHMARK
SQ. CUT / LEDGE
ELEV= 30.22
DATUM: NAVD 88

SSMH
RIM EL=37.5
INV=28.5 (6" SE)
INV=28.6 (6" NE)
INV=27.9 (8" W)

SDMH
RIM=12.6
INV=8.0 (12"N)
INV=8.0 (12"SE)
INV=8.0 (12"NW)
INV=7.9 (15"W)

SDMH
RIM=13.5
INV=8.8 (12"E)
INV=8.8 (12"N)
INV=8.7 (12"S)

CONTOURS AND ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 198 (NAVD 88).

THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH TOPOGRAPHIC ACCURACY CLASS T-2, AND BOUNDARIES HAVE BEEN ESTABLISHED FROM A RESURVEY MADE IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS A-2 AS SET FORTH IN STATE REGULATIONS SEC. 20-300b-1 THROUGH 20-300b-20.

AREA = 15,000 S.F.

REFER TO BK. 3457 PG. 289 AND MAP No. 4417 G.L.R.

LAND LIES IN "R-12" ZONE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.

ROCCO V. D'ANDREA , INC.

PROGRESS

, SURVEYOR
ANTHONY L. D'ANDREA CT. PE & LS No. 9673
RIVERSIDE, CONNECTICUT OCTOBER 20, 2021

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

**TOPOGRAPHIC SURVEY
SHOWING PROPERTY AT
33 DEEPWOODS LANE
OLD GREENWICH
GREENWICH, CONNECTICUT
PREPARED FOR**

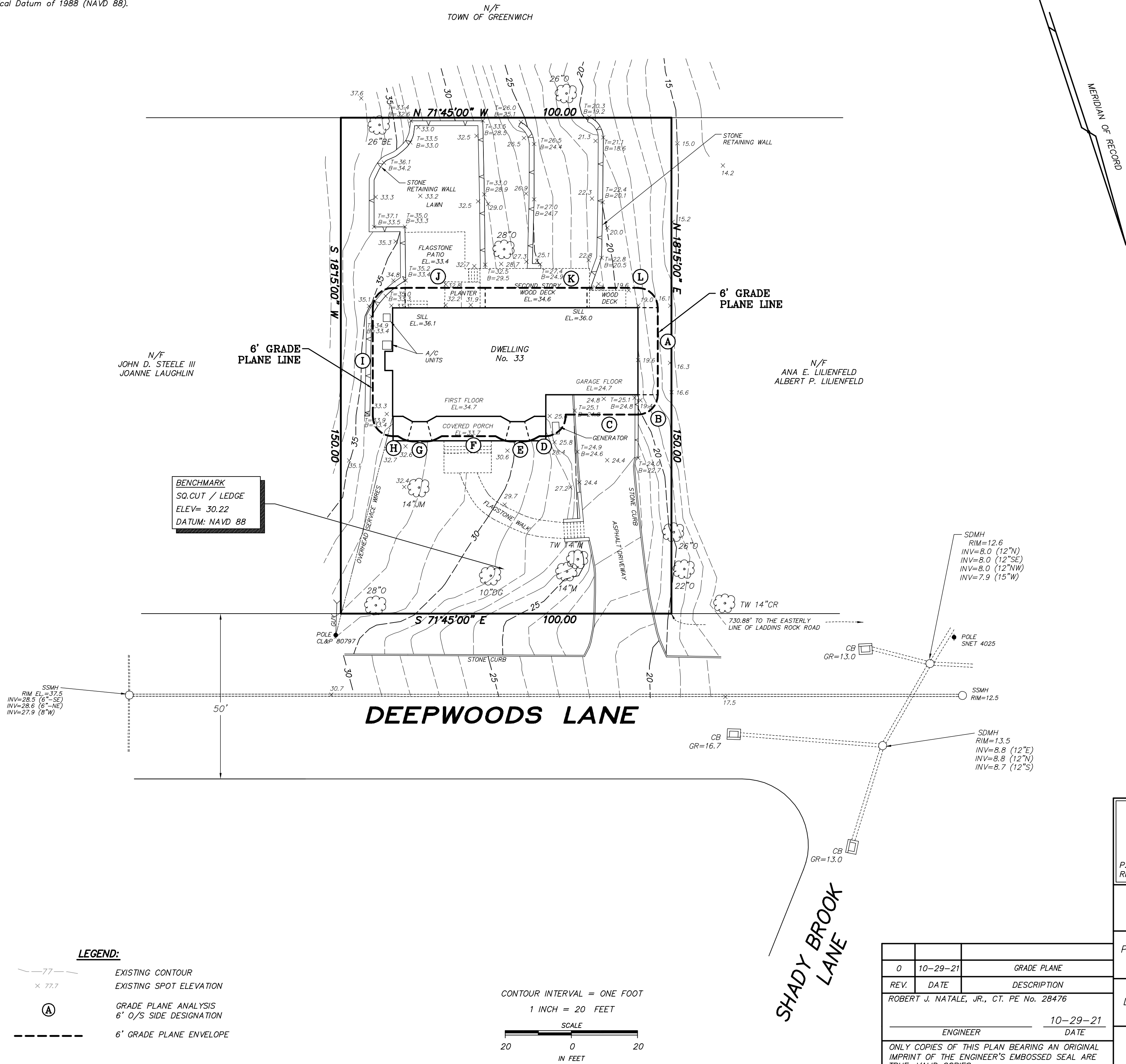
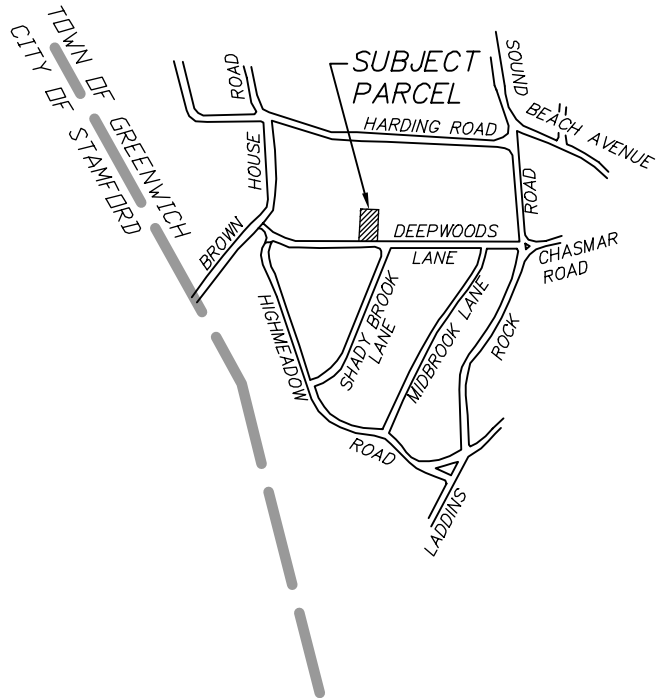
**JOHN M. STINEBAUGH
BLAKELY R. STINEBAUGH**

DEEPWOOD_21P2_TS_0.DWG (GLT)

21P2

NOTES:

1. Refer to a map prepared by this office.
2. Contours and elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88).



GRADE PLANE ANALYSIS			
6 Ft Envelope O/S Line			
Segment	Length (ft) (L)	Average Grade (ft) (Z)	Length x Grade (L) x (Z)
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Differential:		7.4

ROCCO V. D'ANDREA, INC.

- LAND PLANNERS
- ENGINEERS

P.O. BOX 549
RIVERSIDE, CT 06878

6 NEIL LANE
TEL. 637-1779

PROJECT	SINGLE-FAMILY RESIDENCE
PREPARED FOR	FRANCISCO BREA MARIA BREA
LOCATION	33 DEEPWOODS LANE GREENWICH, CONNECTICUT
1 OF 1	EXISTING CONDITIONS GRADE PLANE PLAN

0	10-29-21	GRADE PLANE
REV.	DATE	DESCRIPTION
ROBERT J. NATALE, JR., CT. PE No. 28476		
ENGINEER		10-29-21 DATE
ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.		

LEGEND:

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- × 77.7 EXISTING SPOT ELEVATION
- Ⓐ GRADE PLANE ANALYSIS
6' O/S SIDE DESIGNATION
- 6' GRADE PLANE ENVELOPE

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

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BE BEECH
CR CHERRY
DG DOGWOOD
JM JAPANESE MAPLE
M MAPLE
O OAK
S SPRUCE

TW. TWIN

LEGEND:

---29--- EXISTING CONTOUR
x 24.2 EXISTING SPOT ELEVATION
DECIDUOUS TREE
CONIFEROUS TREE
UTILITY POLE
SSMH SANITARY SEWER MANHOLE

N/F
JOHN D. STEELE III
JOANNE LAUGHLIN

N/F
ANA E. LILIENFELD
ALBERT P. LILIENFELD

BENCHMARK
SQ. CUT / LEDGE
ELEV= 30.22
DATUM: NAVD 88

SSMH
RIM EL=37.5
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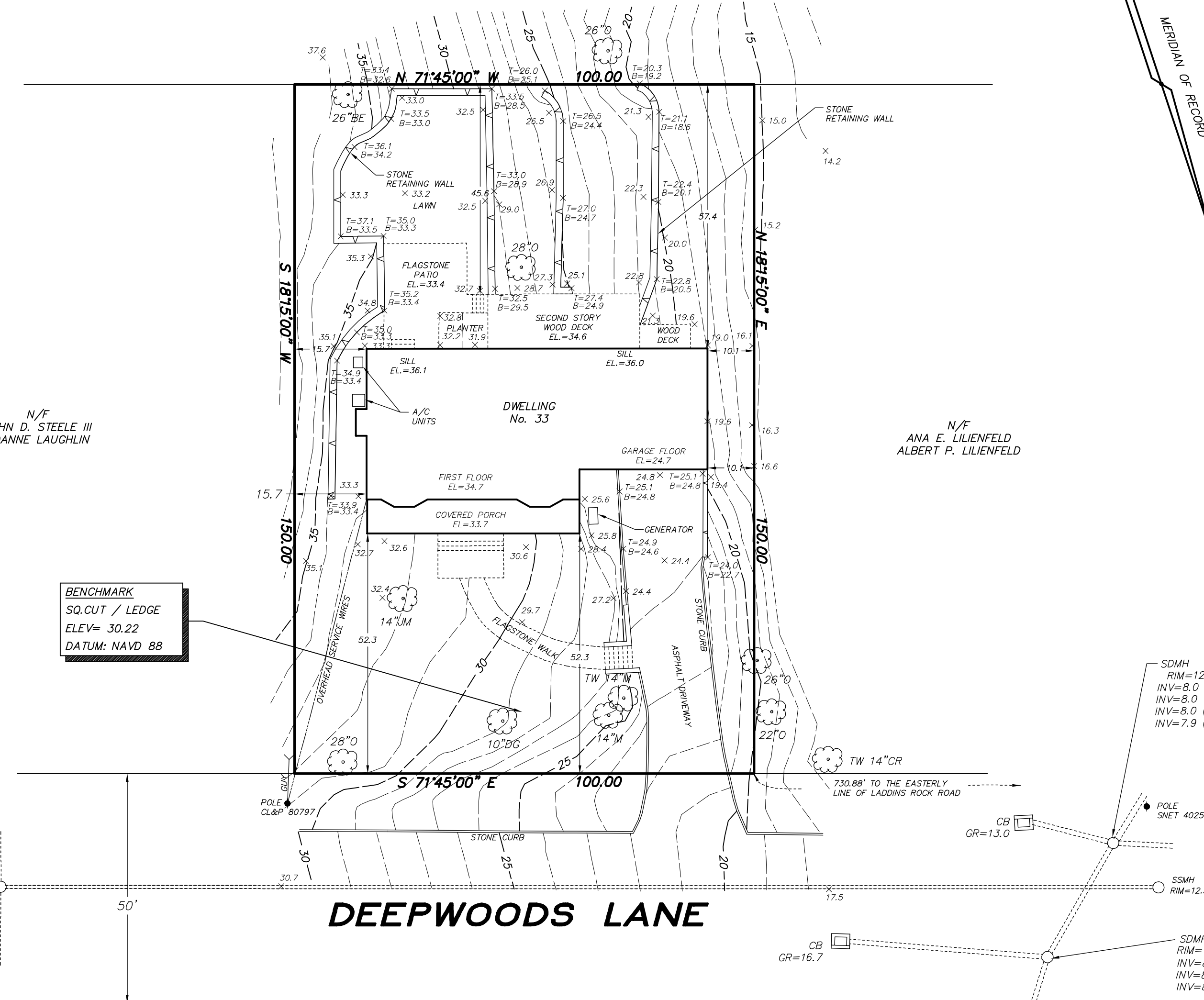
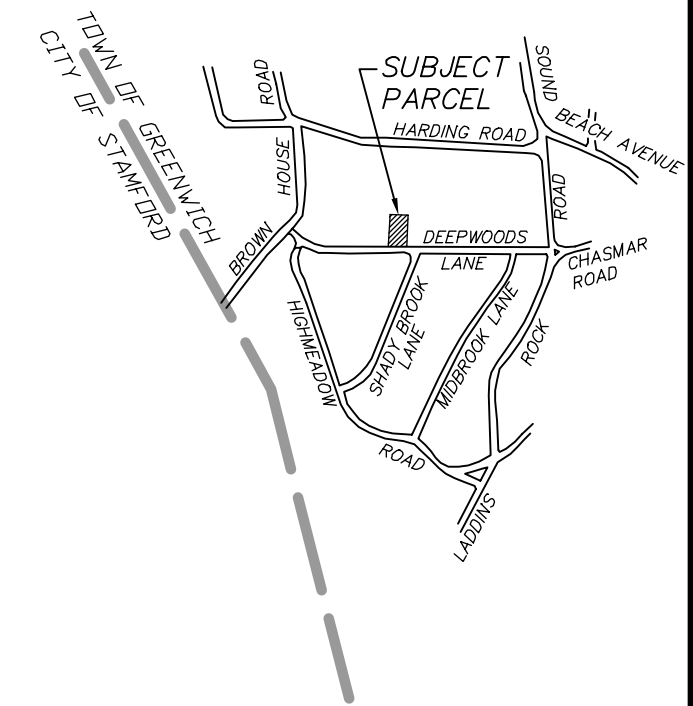
ROCCO V. D'ANDREA , INC.

EDWIN W. RHODES, III, CT LS No. 70436
RIVERSIDE, CONNECTICUT
OCTOBER 29, 2021

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

TOPOGRAPHIC SURVEY
SHOWING PROPERTY AT
33 DEEPWOODS LANE
OLD GREENWICH
GREENWICH, CONNECTICUT
PREPARED FOR

FRANCISCO BREA
MARIA BREA



October 26, 2021

Frank and Maria Brea
33 Deepwoods Lane
Old Greenwich, CT 06870

Dear Mr. and Mrs. Gallagher,

Notice is hereby given that Mr. and Mrs. Brea have filed an application with Greenwich Planning and Zoning Board of Appeals for a variance approval for 33 Deepwoods Lane. The appeal is being made in order to enclose 1/3 of their preexisting rear wood deck in screen off the family room of the house. This will bring them 3.5% over the maximum FAR allowed for their property size. The preexisting wooden deck foundation will not be altered only the addition of a section of screening will be added.

As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to Planning and Zoning Board of Appeals to express your position on this matter under review if you choose. The date of the hearing has not yet been determined. Prior to the hearing a legal notice will appear published twice in the Greenwich Times newspaper to announce the date and time of the hearing.

The appeal and accompanying documents are on file at the Greenwich Town Hall. You may review these public records at Town Hall if you wish. Bring this notice to Town Hall when you review the field documents.

For information contact:

Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich CT 06836
Telephone: 203-633-7753

Sincerely yours,

Frank and Maria Brea

October 26, 2021

Frank and Maria Brea
33 Deepwoods Lane
Old Greenwich, CT 06870

Dear Mr. and Mrs. Lilienfeld,

Notice is hereby given that Mr. and Mrs. Brea have filed an application with Greenwich Planning and Zoning Board of Appeals for a variance approval for 33 Deepwoods Lane. The appeal is being made in order to enclose 1/3 of their preexisting rear wood deck in screen off the family room of the house. This will bring them 3.5% over the maximum FAR allowed for their property size. The preexisting wooden deck foundation will not be altered only the addition of a section of screening will be added.

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Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich CT 06836
Telephone: 203-633-7753

Sincerely yours,

Frank and Maria Brea

October 26, 2021

Frank and Maria Brea
33 Deepwoods Lane
Old Greenwich, CT 06870

Dear Mr. and Mrs. Steele,

Notice is hereby given that Mr. and Mrs. Brea have filed an application with Greenwich Planning and Zoning Board of Appeals for a variance approval for 33 Deepwoods Lane. The appeal is being made in order to enclose 1/3 of their preexisting rear wood deck in screen off the family room of the house. This will bring them 3.5% over the maximum FAR allowed for their property size. The preexisting wooden deck foundation will not be altered only the addition of a section of screening will be added.

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For information contact:

Planning and Zoning Board of Appeals
Town Hall, 101 Field Point Road
Greenwich CT 06836
Telephone: 203-633-7753

Sincerely yours,

Frank and Maria Brea

Ms. Maria Brea
33 Deepwoods Ln
Old Greenwich, CT 06870-1422



9400



00418

U.S. POSTAGE PAID
FCMI LTR
OLD GREENWICH, CT
06870
OCT 27, 21
AMOUNT

\$18.45

R2305M143806-05

Mr + Mrs Gallagher
1376 Nanjing West Road
Shanghai, China
W30045

REGISTERED MAIL™



RF 459 983 716 US

PSN 7890-05-000-9511

PSN 7890-05-000-9511

PS Form 3806, Receipt for Registered Mail Copy 1 - Customer
May 2007 (7530-02-000-9051) (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com

To Be Completed By Customer
(Please Print)
All Entries Must Be in Ballpoint or Typed

TO	FROM
China	OLD GREENWICH, CT 06870

To Be Completed
By Post Office

Reg. Fee	\$1.30	
Handling Charge	\$17.15	Return Receipt
Postage	\$0.00	Restricted Delivery
Received by	\$0.00	\$18.45

Customer Must Declare Full Value \$1.00 Domestic Insurance up to \$25,000 is included on the declared value. International indemnity is limited (See Reverse).

Registered No.

RF459983716US

Date Stamp

0871
05



Town of Greenwich
Department of Public Works, Building Inspection Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7754 - Fax 203-622-7848

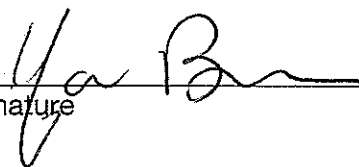
Affidavit Of Notification of Appeal to Planning and Zoning Board of Appeals

State of Connecticut

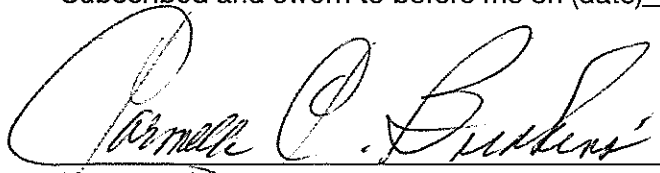
:Greenwich

County of Fairfield

I, Maria Brea, being first duly sworn, do hereby certify that
(name)
on 10-27-21, I caused to be mailed, postage prepaid, to those persons
(date)
whose names are set forth on the appeal form (Paragraph 8) attached hereto a copy of the
notice Exhibit B. Said persons were the record owners, as of 10-27-21 as shown
(date)
on the Town Tax Assessor's Office records of property abutting and across the street from the
property belonging to Maria and Francisco Brea at
(name)
33 Deepwoods Lane Old Greenwich for which an
(address)
application for Variance for screen deck enclosure has been filed with
(type of application)
the Greenwich Planning and Zoning Board of Appeals, Town Hall, 101 Field Point Road,
Greenwich, CT 06836.


Signature

Subscribed and sworn to before me on (date) 10-27-21


Notary Public 4.30.23



33 DEEPWOODS LANE

10/27/2021 3:39:16 PM

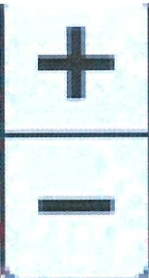
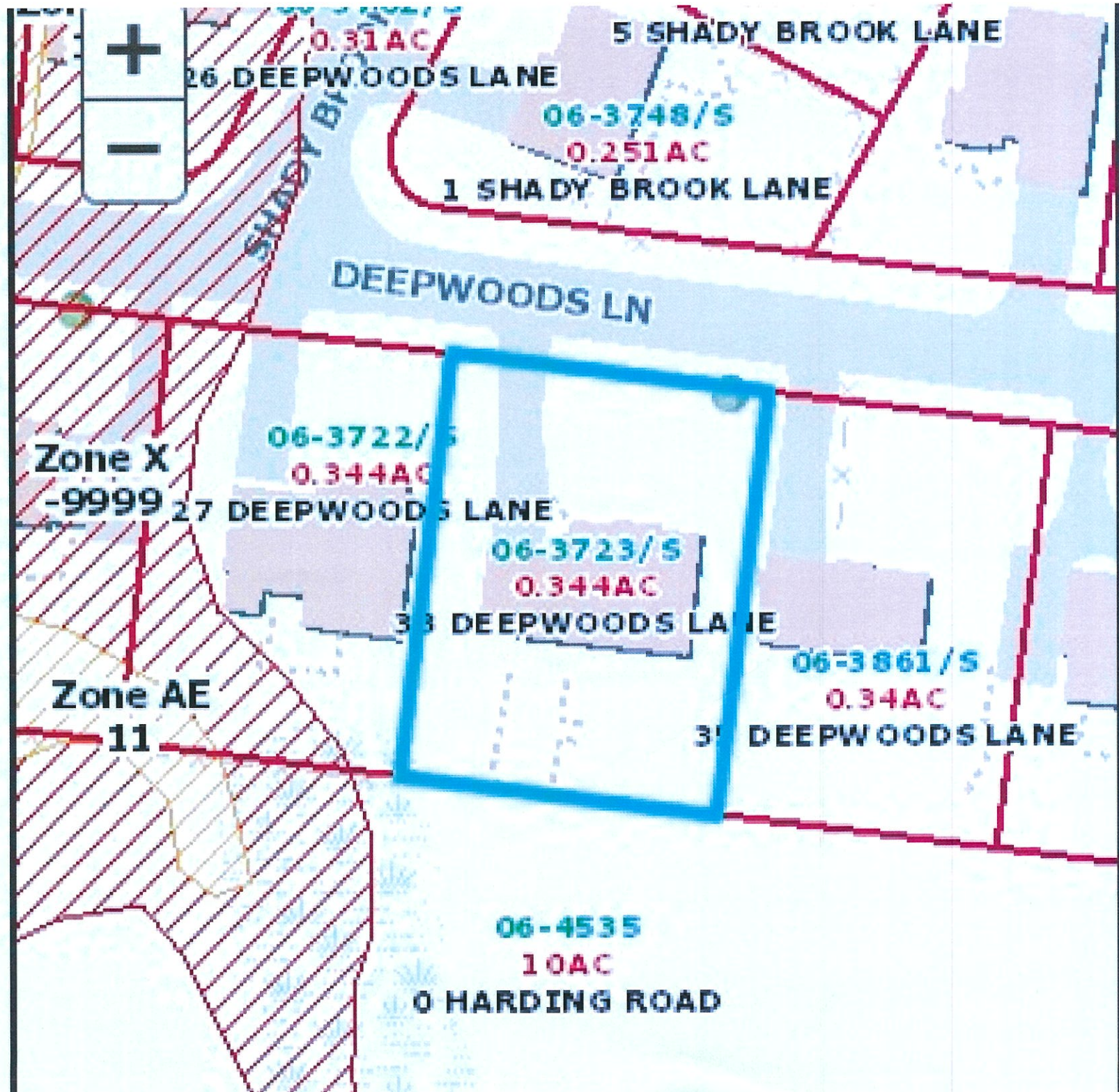
Scale: 1"=40'

Scale is approximate

This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map. Aerial: 4/2016. Topo: 4/2016
Property Data: 10/1/19.

Map Printed Date: 10/27/2021 3:39:16 Copyright © 2000 by the Town of Greenwich.





0.31 AC
26 DEEPWOODS LANE
5 SHADY BROOK LANE
06-3748/S
0.251 AC
1 SHADY BROOK LANE

DEEPWOODS LN

Zone X
-9999 27 DEEPWOODS LANE

06-3722/S
0.344 AC

06-3723/S
0.344 AC

33 DEEPWOODS LANE

Zone AE
11

06-3861/S
0.34 AC

35 DEEPWOODS LANE

06-4535
10 AC
0 HARDING ROAD